



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building, 2nd Floor
800 Second Avenue South
Nashville, Tennessee 37219

Date: September 10, 2026

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Lucy Kempf, Executive Director

Re: Executive Director's Report

The following items are provided for your information.

A. Planning Commission Meeting Projected Attendance (6 members are required for a quorum)

1. Planning Commission Meeting;
 - a. Attending: Farr; Henley; Smith; Marshall; Leslie; Horton; Dundon
 - b. Leaving Early:
 - c. Not Attending: Adkins
2. Legal Representation: Hannah Zeitlin will be attending.

**Administrative Approved Items and
Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission**

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report.

Items presented are items reviewed **through 9/2/2026**.

<u>APPROVALS</u>	<u># of Applics</u>	<u># of Applics '26</u>
Specific Plans	3	33
PUDs	1	4
UDOs	0	11
Subdivisions	5	90
Mandatory Referrals	9	216
<i>Grand Total</i>	18	354

SPECIFIC PLANS (finals only): MPC Approval

Finding: Final site plan conforms to the approved development plan.

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
3/9/2026 6:49	9/1/2026 0:00	PLRECAPP	2008SP-009-003	LIVANO OAKMONT RESIDENCES	A request for final site plan approval for property located at Sawyer Brown Road (unnumbered), approximately 540 feet north of Meadow Lane Drive, to permit 126 multi-family residential units, zoned SP (39.09 acres), requested by Dale and Associates, applicant; Great Tennessee Land Company, LLC, owner.	22 (Sheri Weiner)
3/10/2026 13:02	8/31/2026 0:00	PLRECAPP	2024SP-039-003	5639 & 5645 VALLEY VIEW ROAD	A request for final site plan approval for properties located at 5639 and 5645 Valley View Road, approximately 930 feet west of Cloverland Drive, zoned SP (3.48 acres), to permit 19 residential units, requested by Catalyst Design Group, applicant; Cottage Partners and Valley View Development Partners, LLC, owners.	26 (Courtney Johnston)
5/27/2026 9:55	9/1/2026 0:00	PLRECAPP	2026SP-001-002	2003 STRAIGHTWAY AVENUE	A request for final site plan approval for property located at 2003 Straightway Avenue, approximately 196 feet east of Scott Avenue, zoned SP (1.83 acres), to permit 36 multi-family residential units, requested by Dale and Associates, applicant; 2003 Straightway LLC, owner.	07 (Emily Benedict)

URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval

Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

PLANNED UNIT DEVELOPMENTS (finals and variances only): MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
6/29/2026 14:55	8/31/2026 0:00	PLRECAPP	78-74P-006	4415 POST PLACE	A request for final site plan approval for a portion of a Planned Unit Development Overlay district on property located at 4415 Post Place, approximately 208 feet north of White Bridge Pike, zoned SCC (1.38 acres), to permit a restaurant, requested by Dalts Nashville Holdings, LLC, applicant; Lagasse, Randolph M. et ux, owner.	24 (Brenda Gadd)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
7/24/2026 9:12	8/25/2026 0:00	PLRECAPP	2026M-070ES-001	VALLEY VIEW RESIDENTIAL DEVELOPMENT	A request for the acceptance of approximately 766 linear feet of new eight-inch water main (DIP), approximately 763 linear feet of new eight-inch sanitary sewer main (PVC), three fire hydrant assemblies, six sanitary sewer manholes, and any associated easements, to serve the Valley View Residential Development.	26 (Courtney Johnston)
8/6/2026 9:26	8/25/2026 0:00	PLRECAPP	2026M-034EN-001	135 2ND AVENUE NORTH SUITE 300	A request to permit aerial encroachment into the public right-of-way to permit a blade sign at 135 2nd Avenue, Suite 300 (see sketch for details).	19 (Jacob Kupin)
8/10/2026 10:14	8/25/2026 0:00	PLRECAPP	2026M-081ES-001	1001 RIVERSIDE ROAD	A request for the acceptance of approximately 132 linear feet of six-inch water main (DIP) to serve the 1001 Riverside Dr. development.	11 (Jeff Eslick)
8/14/2026 14:09	8/28/2026 0:00	PLRECAPP	2026M-083ES-001	2791 COUCHVILLE PIKE	A request for the acceptance of approximately 3404 linear feet of two-inch sanitary sewer force main (PVC) to serve the 2791 Couchville Pike development.	13 (Russ Bradford)
8/19/2026 10:12	8/28/2026 0:00	PLRECAPP	2026M-033EN-001	515 HOUSTON STREET	A request to permit an aerial encroachment into the public right-of-way for a blade sign (see sketch for details).	17 (Terry Vo)
8/19/2026 10:55	8/28/2026 0:00	PLRECAPP	2026M-035EN-001	201 SHELBY AVENUE	A request to permit an underground encroachment into the public right-of-way for underground security and safety encroachments for the Nissan Stadium for loading dock security access control equipment, security crash wall footing, and telecommunications vault (see sketch for details).	19 (Jacob Kupin)
8/21/2026 11:08	8/28/2026 0:00	PLRECAPP	2026M-084ES-001	ELLIOTT AVENUE TOWNHOMES	A request for the relocation of approximately 20 linear feet of new eight-inch water main (DIP), approximately 335 linear feet of new eight-inch sanitary sewer main (PVC), four sanitary sewer manholes, and associated easements to serve the Elliott Avenue Townhomes Development.	17 (Terry Vo)
8/24/2026 9:27	8/28/2026 0:00	PLRECAPP	2026M-036EN-001	2814 12th AVENUE SOUTH	A request to permit aerial encroachment into the public right-of-way for a canopy that projects 4 feet from the building face 9'-2' above the sidewalk. The wall mounted sign with be above the canopy at 58" x 40" tall (see sketch for details).	18 (Tom Cash)
8/24/2026 9:43	8/28/2026 0:00	PLRECAPP	2026M-085ES-001	BBOP DEVELOPMENT	A request for the abandonment of approximately 272 linear feet of six-inch water main and the acceptance of approximately 272 linear feet of new eight-inch water main (DIP), and one new sanitary sewer manhole, to serve the BBOP Development.	17 (Terry Vo)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
7/28/2025 9:55	8/31/2026 0:00	PLAPADMIN	2025S-147-001	Revision of Lot 1 2500 Buena Vista	A request for final plat approval to create three lots and dedicate right-of-way on properties located at 2500, 2504, 2506 Buena Vista Pike and Buena Vista Pike (unnumbered), approximately 603 feet south of Tucker Road, zoned SP (8.53 acres), requested by Chastain Skillman, applicant; Scott & Linda Roley, Matthew & Kelly Roley, and ARG Investments, GP, owners.	02 (Kyonzté Toombs)
5/11/2026 11:25	8/24/2026 0:00	PLAPADMIN	2026S-099-001	Kirsten Marie Holley Property	A request for final plat approval to create one lot on properties located at 103 Wilmington Street and Wilmington Street (unnumbered), approximately 158 feet west of Hadley Avenue, zoned R6 (0.18 acres), requested by B2L Land Surveyors, applicant; Kirsten Holley and Jesse Morros, owners.	11 (Jeff Eslick)
6/3/2026 10:33	8/26/2026 0:00	PLAPADMIN	2026S-108-001	4012 UTAH AVENUE	A request for final plat approval to create two lots on property located at 4012 Utah Avenue, approximately 323 feet east of 41st Avenue North, zoned RS7.5 (0.6 acres), requested by B2L Land Surveyor, applicant; Monica Slay St John, and Stacie Monique Slay Smith, owners.	24 (Brenda Gadd)
7/24/2026 13:10	8/31/2026 0:00	PLAPADMIN	2026S-146-001	Lot 160 Burkitt Place Phase 1A, Section 2	A request to amend a previously recorded plat to reduce the rear setback on property located at 8917 Macauley Lane, approximately 285 feet south of Kemberton Drive East, zoned RS10 and within a Residential Planned Unit Development Overlay (0.16 acres), requested by Nolensville Home Improvements, applicant; Christopher and Stephanie Reynolds owners.	33 (Antoinette Lee)
7/28/2026 11:35	8/31/2026 0:00	PLAPADMIN	2026S-150-001	404 & 406 NORTH 9TH STREET	A request for final plat approval to create two lots on properties located at 404 and 406 North 9th Street, approximately 75 feet north of Marina Street, zoned RS5 and within a Detached Accessory Dwelling Unit Overlay and a Contextual Overlay District, (0.46 acres), requested by Trevor Gorman, applicant; AWP Construction Inc., owner.	05 (Sean Parker)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
9/1/26	Approve Extension	2022B-022-003	FOX VALLEY SUBDIVISION
8/20/26	Approve Extension	2022B-007-003	MONROE
8/25/26	Approve New	2026B-020-001	THE COVE

Schedule

- A. September 10, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- B. September 24, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- C. October 22, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- D. November 11, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- E. December 10, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center